

**MINUTES
CITY OF EDINA, MINNESOTA
PLANNING COMMISSION
CITY COUNCIL CHAMBERS
SEPTEMBER 14, 2011
7:00 P.M.**

I. CALL TO ORDER

Chair Grabiell called the meeting of the Edina Planning Commission to order at 7:00 PM.

II. ROLL CALL

Answering the roll call were Commissioners Platteter, Potts, Staunton, Forrest, Carpenter, Rock, Cherkassky, Grabiell

Absent from the roll call were Commissioners Schroeder, Fischer, Scherer

Chair Grabiell welcomed the Planning Commission's new student member; Emily Cherkassky.

Ms. Cherkassky thanked Chair Grabiell and reported she was active in the student council.

III. APPROVAL OF MEETING AGENDA

Chair Grabiell reported that agenda item B-11-08 has been tabled until September 28, 2011, at the request of the applicant.

Meeting Agenda was approved as submitted.

IV. APPROVAL OF CONSENT ITEMS

Commissioner Staunton moved approval of the August 31, 2011, meeting minutes. Commissioner Carpenter seconded the motion. All voted aye; motion carried.

V. COMMUNITY COMMENT

None.

VI. PUBLIC HEARING

2011.0008.11A

**Rezoning, Site plan and Comprehensive Plan
Amendment
Comcast
9699 Date Park Drive, Edina, MN
Improve site for additional parking stalls**

Planner Presentation

Planner Teague informed the Commission that Comcast is proposing to renovate their existing driveway and parking areas to accommodate an increase in the number of employees within their existing three story building located in the City of Minnetonka, at 9699 Data Park Drive. The plans include construction of a new parking lot that would be partially located within the City of Edina. A small wetland would be filled to accommodate the parking lot. Wetland credits are requested to be purchased with the Nine Mile Creek Watershed District, for wetlands to be created off-site

Planner Teague noted that the property is located in Edina is Zoned R-1, Single-Dwelling Unit District, and guided Low Density Residential. This zoning designation was to be a place holder for future development. The request therefore requires a Rezoning from R-1 to POD-1, Planned Office District, a Comprehensive Guide Plan Amendment from Low Density Residential to Office, and a Site Plan Review.

Planner Teague explained that Site Plan approval is also required from the City of Minnetonka, and as the City of Edina's regulatory authority regarding grading, drainage and wetland impacts, approval for filling the wetland is required by the Nine Mile Creek Watershed District.

Planner Teague pointed out that the uses in this area are all office, and there are major highways to the east and south; therefore, development of this site as low density residential would not seem to be appropriate. The use is consistent with surrounding land uses. This property is located within an area guided and zoned for mixed use including office within the City of Minnetonka. United Health Care is located to the north, the Comcast building to the west, and Highway 169 and Crosstown 62 to the east and south.

By locating the parking lot within the City of Edina, mature trees and steep slopes are avoided on the Minnetonka portion of their property.

Planner Teague concluded that staff recommends that the City Council approve the Comprehensive Guide Plan Amendment from Low Density Residential to O, Office; Preliminary & Final Rezoning from R-1, Single-Dwelling Unit District to POD-1 Planning Office District and Preliminary & Final Site Plan approval for Comcast at 9699 Data Park Drive.

Approval is subject to the following findings:

1. The guide plan change is consistent with the adjacent land uses.
2. The R-1 zoning of this site was to serve as a place holder for future development. Vacant land in Edina was traditionally zoned R-1, as the least intensive zoning district.
3. Development of this site as low-density residential is not practical given the surrounding office land uses, the major highways to the south and east, and the site access limitations.

Approval of the Guide Plan Amendment, the Rezoning and the Preliminary and Final Site Plan is also subject to the following Conditions:

1. The proposed grading, parking lot construction and wetland filling is subject to approval of the Nine Mile Creek Watershed District. Plans may be revised per conditions of the Watershed District.
2. Project approval from the City of Minnetonka.
3. The Site Plan must be constructed within two years of City Council approval.

Appearing for the Applicant

Dan Jackson

Discussion

Commissioner Forrest asked Planner Teague if a PID zoning classification would also work for this site. She noted that in the vicinity there are a number of Edina properties that are zoned PID. Planner Teague agreed; however, felt the rezoning to POD better fits the site.

Commissioner Staunton commented on the R-1 zoning of the subject site and asked Planner Teague if in this instance the R-1 classification was considered a "holding" classification. Planner Teague responded in the affirmative. Planner Teague explained that City policy "held" all vacant parcels as R-1. This classification affords the City flexibility if/when the site is developed.

Public Comment

Chair Grabiell asked if there was anyone in the audience that would like to speak to the issue; being none Commissioner Carpenter moved to close the public hearing. Commissioner Potts seconded the motion. All voted aye; motion carried public hearing closed.

Continuing Discussion

A discussion ensued on the appropriateness of amending the Comprehensive Guide Plan for this parcel with Commissioners in agreement that the subject site is very unique and in this instance amending the Plan and other actions requested are appropriate. The Commission agreed that all requests to amend the Comprehensive Guide Plan should be studied carefully; however, in this situation it made sense.

Motion

Commissioner Staunton moved to recommend rezoning, site plan and Comprehensive Guide Plan Amendment approval based on staff findings and subject to staff conditions, noting that approval is also conditioned on approvals from Minnetonka and the Watershed District. Commissioner Carpenter seconded the motion. All voted aye; motion carried.

VII. REPORTS/RECOMMENDATIONS

Commissioner Staunton updated the Commission on the Grandview Small Area Plan process. Staunton said on September 6th the City Council approved a team of consultants and a work plan. Staunton reported since that meeting the Committee has established the following dates for citizen workshops; 9/21, 10/15, 10/26, 10/27, Nov. 15th and 16th.

Commissioner Staunton stated citizens are invited to attend all workshops and he asked each Commissioner to invite family members, friends, etc. to attend the workshops either during the day or evening.

VIII. CORRESPONDENCE AND PETITIONS

Chair Grabiell acknowledged receipt of the Council Connect and Planning Commission Roster.

IX. CHAIR AND COMMISSION MEMBER COMMENTS

Grabiell referred to a workshop on September 28th Commissioners were invited to attend on "Pocket Neighborhoods". Grabiell reported he was going to attend the workshop, adding that this topic interests him and he was looking forward to attending. Planner Teague indicated he would also be attending the workshop.

X. STAFF COMMENTS

Planner Teague reported that updating the Zoning Ordinance continues, adding work needs to be done on site plan review, utility box issues, senior housing regulations and

the size of real estate signs. He said those are just a few of the issues he added to the "bucket list".

XI. ADJOURNMENT

Commissioner Potts moved adjournment at 7:30 PM. Commissioner Platteter seconded the motion. All voted aye; motion to adjourn carried.

Jackie Hoogenakker
Respectfully submitted